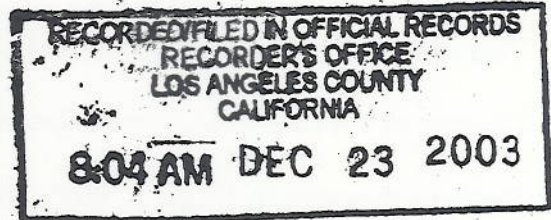


This page is part of your document - DO NOT DISCARD

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
CALIFORNIA COASTAL COMMISSION
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94105

03 3856271

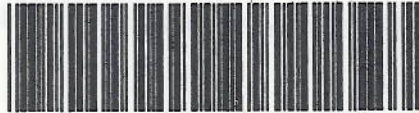


STATE OF CALIFORNIA OFFICIAL BUSINESS
Document entitled to free recording
Pursuant to Government Code §27383
CDP 5-51-35

CERTIFICATE OF ACCEPTANCE

TITLE(S) :

This is to certify that the interest in real property conveyed by the Irrevocable Offer to Dedicate by Roger S. Wolk, Kenneth R. Chiate, Jeanette Chiate, and Marilyn S. Wolk and recorded on January 14, 1982 as Instrument No. 82-1159 and on January 26, 1983 as Instrument Number 83-105580, of the Official Records of Los Angeles County, is hereby accepted by the State Coastal Conservancy, a public agency, pursuant to authority conferred by resolution of the State Coastal Conservancy adopted on December 12, 2003, for the purpose of recording thereof by its duly authorized officer.



LEAD SHEET

Dated: 12/16/03

FEE

D.T.T

FREE 2 TT

CODE

20

CODE

19

CODE

9

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

NOTARY PUBLIC

PAGE 02 OF 02

THIS FORM NOT TO BE DUPLICATED

ACKNOWLEDGMENT BY THE CALIFORNIA COASTAL COMMISSION
OF ACCEPTANCE OF IRREVOCABLE OFFER TO DEDICATE

This is to certify that the State Coastal Conservancy is a public agency acceptable to the Executive Director of the California Coastal Commission to be Grantee under the Irrevocable Offer to Dedicate executed by Roger S. Wolk, Kenneth R. Chiate, Jeanette Chiate, and Marilyn S. Wolk and recorded on January 6, 1982 as Instrument No. 82-11159 and on January 26, 1983 as Instrument No. 83-108580, in the office of the County Recorder of Los Angeles County.

Dated: Dec. 16, 2003

CALIFORNIA COASTAL COMMISSION

John Bowers
John Bowers, Staff Counsel

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

On 12.16.03, before me, Jeff G. Staben, a Notary Public personally appeared John Bowers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Jeff G. Staben
NOTARY PUBLIC



pk 9.3
final

82-1159

c 216

83-108586

Return Original To and
Recording Requested By:
STATE COASTAL CONSERVANCY
1330 BROADWAY, SUITE 1100
OAKLAND, CA 94612

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
17 MIN. 4 P.M. JAN 6 1982
PAST.

IRREVOCABLE OFFER TO DEDICATE

FREE C
12

FREE C
12

I. WHEREAS, Dr. Roger S. Wolk, Kenneth R. Chiate, Jeanette Chiate, Marilyn S. Wolk are the record owners, hereinafter referred to as "owners," of the real property located at 27900 Pacific Coast Highway, Malibu, Los Angeles County, California, legally described as particularly set forth in attached Exhibit A hereby incorporated by reference and hereinafter referred to as the "subject property"; and

II. WHEREAS, the California Coastal Commission, hereinafter referred to as "the Commission," is acting on behalf of the People of the State of California; and

III. WHEREAS, the People of the State of California have a legal interest in the lands seaward of the mean high tide line; and

IV. WHEREAS, pursuant to the California Coastal Act of 1976, the owners applied to the Commission for a coastal development permit for construction of a two-story, 6,800 -sq. ft. single-family residence with three-car garage, two-car carport, swimming pool, and tennis court on the subject property; and

V. WHEREAS, a coastal development permit no. 5-81-35 was granted on July 22, 1981, by the Commission in accordance with the provisions of the Staff Recommendation and Findings shown in Exhibit B attached hereto and hereby incorporated by reference, subject to the following condition:

//
//

RECORDED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
31 MIN. 9 A.M. JAN 26 1983
PAST.

RECEIVED
FEB 3 1982
CALIFORNIA
COASTAL COMMISSION

omitted acknowledgment by notary public.

RT PAPER
OF CALIFORNIA
113 (REV. 8-72)
OSP

Prior to issuance of the permit, the applicant shall execute and record a document in a form and content approved by the Executive Director of the Commission irrevocably offering to dedicate an easement to be used for public parking to a public agency or private association acceptable to the Executive Director. The easement shall be 25 ft. wide and located adjacent to and parallel to the existing right-of-way within the area designated as "FUTURE STREET" on recorded parcel map "7543. The offer or the accepted easement shall be extinguished when construction of the street commences. The offer shall run for a period of 21 years from the date of recordation and shall be prior to all liens except tax liens and all encumbrances the Executive Director determines may affect the interest being conveyed.

VI. WHEREAS, the subject property is a parcel located between the first public road and the shoreline; and

VII. WHEREAS, under the policies of Sections 30210 through 30212 of the California Coastal Act of 1976, public access to the shoreline and along the coast is to be maximized, and in all new development projects located between the first public road and the shoreline shall be provided; and

VIII. WHEREAS, under the policy of Section 30223 of the California Coastal Act of 1976 upland areas necessary to support recreational uses shall be reserved for such uses where feasible.

IX. WHEREAS, the Commission found that but for the imposition of the above condition, the proposed development could not be found consistent with the public access policies of Section 30210 through 30212 and Section 30233 of the California Coastal Act of 1976 and that therefore in the absence of such a condition, a permit could not have been granted;

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//

~~82-~~ 11159

83- 108580

1 NOW, THEREFORE, in consideration of the granting of permit no. 5-81-35
2 to the owners by the Commission, the owners hereby offer to dedicate to the
3 People of California an easement for the purposes of public parking located
4 on the subject property adjacent to and parallel to the existing highway
5 and within the same area previously offered for dedication for future
6 highway use and as specifically set forth by attached Exhibit C hereby
7 incorporated by reference. The parking space is offered subject to the owners'
8 right to subsequently locate reasonable access and egress to the subject
9 property.

10 With the offering of this easement and the easements for vertical and
11 lateral access as offered in Documents 80-1161953 and 80-1161952 recorded
12 on November 18, 1980, in the County of Los Angeles, reasonable beach access
13 shall be deemed to have been provided so that no further conditions regarding
14 parking, access, or improvements thereon shall be imposed in connection with
15 further improvements to the subject property as set forth in Exhibit A.

16 This offer of dedication shall be irrevocable for a period of twenty-one
17 (21) years, measured forward from the date of recordation, and shall be
18 binding upon the owners, their heirs, assigns, or successors in interest
19 to the subject property described above. The People of the State of California
20 shall accept this offer through the County of Los Angeles, the local government
21 in whose jurisdiction the subject property lies, or through a public agency or
22 a private association acceptable to the Executive Director of the Commission
23 or its successor in interest. The easement shall not be improved, opened
24 for public use, or posted until such time as it is accepted by the public
25 agency or private association. The offer or accepted easement shall be
26 extinguished when construction of the "FUTURE STREET" commences.

27 //

82-~~11159~~

83- 108580

Acceptance of the offer is subject to a covenant which runs with the land, providing that the offeree to accept the easement may not abandon it but must instead offer the easement to other public agencies or private associations acceptable to the Executive Director of the Commission for the duration of the term of the original offer to dedicate. The grant of easement once made shall run with the land and shall be binding on the owners, their heirs, and assigns.

Executed on this 11 day of December, 1981, in the City of Los Angeles, County of Los Angeles, Cal

Signed: Kenneth R. Chate
Kenneth R. Chate

Dated: 12/11/81

Type or Print Name of Above

Signed: Roger S. Walk by
Kenneth R. Chate, attorney in fact

Type or Print Name of Above

Signed: Manuel S. Walk
by Kenneth R. Chate, attorney in fact

Type or Print Name of Above

Signed: Jeanette Chate by
Kenneth R. Chate, attorney in fact

Type or Print Name of Above

STATE OF CALIFORNIA

COUNTY OF

On _____, before the undersigned, a Notary Public in and for said State, personally appeared _____

whose names are subscribed to the within instrument, and acknowledge that they executed the same.

Notary Public in and for said County and State

This is to certify that the offer of dedication set forth above dated
Dec. 11, 1981, and signed by Kenneth R. Chiate for
himself, Dr. Rogers Wolk,
Marilyn S. Wolk &
Jeanette Chiate
undersigned officer on behalf of the California Coastal Commission pursuant
to authority conferred by the California Coastal Commission when it granted
Coastal Development Permit No. 5-81-35 on July 22, 1981 and the
California Coastal Commission consents to recordation thereof by its duly
authorized officer.

Dated: December 18, 1981

Cynthia K Long

CYNTHIA K LONG, LEGAL COUNSEL
California Coastal Commission

STATE OF CALIFORNIA

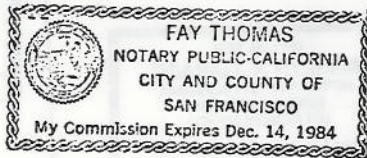
COUNTY OF SAN FRANCISCO

On December 18, 1981, before the undersigned, a Notary Public in
and for said State, personally appeared Cynthia K. Long
Legal Counsel known to me to be the authorized representative
of the California Coastal Commission and known to me to be the person who
executed the within instrument on behalf of said Commission, and acknowledged
to me that such Commission executed the same.

Witness my hand and official seal.

Fay Thomas

Notary Public in and for said County and
State



TO 444 C
(Attorney in Fact)

STATE OF CALIFORNIA

COUNTY OF Los Angeles

SS.

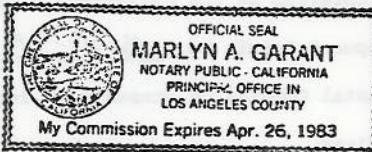
~~82-~~ 11159
83- 108580

On December 11, 1981 before me, the undersigned, a Notary Public in and for said State,
personally appeared Kenneth R. Chiata
known to me to be the person whose name is subscribed to the within instrument, as the
Attorney in fact of Jeanette Chiata
and acknowledged to me that he subscribed the name of
Kenneth R. Chiata thereto as principal
and his own name as Attorney in fact.

WITNESS my hand and official seal.

Signature

Marlyn A. Garant
MARLYN A. GARANT
Name (Typed or Printed)



TO 444 C
(Attorney in Fact)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS.

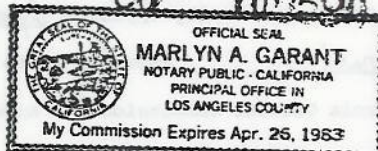
~~82-~~ 11159
83- 108580

On December 11, 1981 before me, the undersigned, a Notary Public in and for said State,
personally appeared Kenneth R. Chiata
known to me to be the person whose name is subscribed to the within instrument, as the
Attorney in fact of Roger S. Walk and Marlyn S. Walk
and acknowledged to me that they subscribed the name of
Roger S. Walk and thereto as principals
and his own name as Attorney in fact.

WITNESS my hand and official seal.

Signature

Marlyn A. Garant
MARLYN A. GARANT
Name (Typed or Printed)



1944 CA (8-74)

Individual)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS.

~~82-~~ 11159
83- 108580

On December 11, 1981 before me, the undersigned, a Notary Public in and for said
State, personally appeared Kenneth R. Chiata

known to me
to be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same.

WITNESS my hand and official seal.

Signature

Marlyn A. Garant



83- 108580

(This area for official notarial seal)

TITLE INSURANCE
AND TRUST
A TFCO COMPANY

EXHIBIT A

County of Los Angeles, State of California,

Parcel 2 of Parcel Map No. 7543 as per map thereof filed
in Book 135 Pages 58 and 59 of Parcel Maps, in the Office
of the County Recorder of Said County.

82-~~11159~~

EXHIBIT A

83- 108580

